

132.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,013,500 / 1,013,500

APPRAISED: 1,013,500 / 1,013,500

USE VALUE: 1,013,500 / 1,013,500

ASSESSED: 1,013,500 / 1,013,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
44		CHURCHILL AVE, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	DOHERTY MAE LING C
Owner 2:	
Owner 3:	

Street 1: 44 CHURCHILL AVE

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1:	ROCHE JAMES E & MARILYN B -
Owner 2:	-

Street 1: 44 CHURCHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 7,366 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 3427 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7366		Sq. Ft.	Site		0	90.	0.87	10									576,884						576,900	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										84982
										GIS Ref
										GIS Ref
										Insp Date
										05/19/18

**PREVIOUS ASSESSMENT**

Parcel ID 132.0-0003-0004.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	436,500	0	7,366.	576,900	1,013,400	1,013,400	Year End Roll	12/18/2019
2019	101	FV	338,800	0	7,366.	608,900	947,700	947,700	Year End Roll	1/3/2019
2018	101	FV	350,500	0	7,366.	448,700	799,200	799,200	Year End Roll	12/20/2017
2017	101	FV	350,500	0	7,366.	429,500	780,000	780,000	Year End Roll	1/3/2017
2016	101	FV	350,500	0	7,366.	397,400	747,900	747,900	Year End	1/4/2016
2015	101	FV	330,000	0	7,366.	333,300	663,300	663,300	Year End Roll	12/11/2014
2014	101	FV	330,000	0	7,366.	325,600	655,600	655,600	Year End Roll	12/16/2013
2013	101	FV	330,000	0	7,366.	310,200	640,200	640,200		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCHE JAMES E &	53748-128		10/29/2009		687,000	No	No		
	11738-295		9/15/1969		50,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/23/2012	1378	Manual	28,886	C					5/19/2018	MEAS&NOTICE	HS	Hanne S
11/28/2003	1020	Re-Roof	12,400						4/19/2013	Info Fm Prmt	EMK	Ellen K
									11/12/2008	Meas/Inspect	163	PATRIOT
									11/2/1999	Meas/Inspect	263	PATRIOT
									7/14/1992		JK	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 6 - Colonial				Full Bath: 1	Rating: Average			OF=TOILET IN BMT VP=NV SCUTTLE HOLE.										
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:													
Sec Wall:	%			OthrFix: 2	Rating: Average													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Color:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper										
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>				Lvl 2										
Year Blt: 1930	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct:	Fact: .			Floor:				Totals	RMS: 9	BRs: 4	Baths: 1	HB: 1						
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	9	4							
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Additions:										
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:										
Sec Int Wall:	%			Economic:		%		Baths:										
Partition: T - Typical				Special:		%		Plumbing:										
Prim Floors: 4 - Carpet				Override:		%		Electric:										
Sec Floors:	%			Total:	31	%		Heating:										
Bsmnt Flr: 14 - Asphalt Tile				<b>CALC SUMMARY</b>				General:										
Subfloor:				Basic \$ / SQ: 125.00														
Bsmnt Gar: 1				Size Adj.: 1.01572621				<b>COMPARABLE SALES</b>										
Electric: 3 - Typical				Const Adj.: 1.02989697				Rate	Parcel ID	Typ	Date	Sale Price						
Insulation: 2 - Typical				Adj \$ / SQ: 130.762														
Int vs Ext: S				Other Features: 82500														
Heat Fuel: 1 - Oil				Grade Factor: 1.21														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 632793														
% Com Wall:	% Sprinkled:			Depreciation: 196166					Juris. Factor:		Before Depr:	158.22						
				Deprecated Total: 436627					Special Features: 0		Val/Su Net:	97.63						
									Final Total: 436600		Val/Su SzAd:	152.07						
<b>MOBILE HOME</b>				Make:														
<b>SPEC FEATURES/YARD ITEMS</b>				Model:					Serial #:		Year:		Color:					
<b>PARCEL ID</b> 132.0-0003-0004.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:											Total Special Features:				Total:		


